

Asheville City Council  
Planning and Economic Development Committee

3:30 p.m., July 15, 2009  
Economic Development Office Conference Room

**Minutes**

Present: Councilwoman Robin Cape, Chair; Vice-Mayor Jan Davis; Councilman Bill Russell

Staff: Gary Jackson, Sam Powers, Judy Daniel, Nikki Reid, Stephanie Monson, Ben Durant, Cathy Ball, Bob Oast, Jonathon Feldman, Ken Putnam

The Planning and Economic Development Committee met on July 15, 2009, at 29 Haywood Street. Chair Cape called the meeting to order at 3:40 p.m.

**1. Approval of Minutes**

The Minutes from the June 10, 2009, meeting were approved as written.

**2. Updates**

**Haywood Street RFP Modeling**

Stephanie Monson, Urban Planner with the Office of Economic Development, gave the update. Staff is working in conjunction with RENCI to develop four models: 1) massing based on the current UDO; 2) massing in accordance with the new Downtown Master Plan design guidelines; 3) massing currently proposed by McKibbon; 4) massing proposal by McKibbon which also incorporates public space made possible by partnering with the Basilica and a realigned Page Avenue.

Since PED met in June, RENCI has completed the second iteration of site modeling. Staff has reviewed these models and given feedback. Staff will meet with RENCI representatives on July 16 for feedback on a second iteration. Two more iterations are likely, and a final draft of a model presented to PED in August or September for their feedback, which will be used to make final revisions to the model. RENCI should be moved into the downtown engagement site in August, with community outreach planned for late August and early September.

Individuals and groups continue to show interest in the modeling process as part of the larger community discussion. The Downtown Association and the Design Center continue to look for ways to productively engage in this dialogue, and staff will continue to assist with this discussion.

### **3. New Business**

#### **U.S. Cellular Site Lease Renewal**

Nikki Gunter Reid, Real Estate Manager for the City, gave the report. Ms. Reid distributed to the Committee a memorandum for discussion (see attached). She indicated that staff had met with the neighborhood, who supported the tower expansion as the generators were relocated to the north so noise won't affect neighbors, the main electric line is being buried and the expansion did not include a second story.

Councilman Russell motioned for approval of the lease, and to forward this recommendation to City Council. Vice-Mayor seconded the motion and it was approved unanimously.

#### **Review of Sidewalk Policy**

Cathy Ball, Engineering Director, and Ken Putnam, Assistant Engineering Director, gave the report. After review of the powerpoint presentation (see attached), the Committee offered the following suggestions:

Defined Areas:

- That the whole City of Asheville be the defined "fee-in-lieu" impact area (versus an east/west designation). Councilman Russell stated that this would then allow the City Manager and staff to make smart decisions on required sidewalk installation.

Incentives:

- The Committee supported existing incentives.

Amount of "Fee-in-Lieu"

- The Committee supported researching benchmarking data.

Fairness:

- The Committee was in agreement with the Fairness component of the Sidewalk Policy.

Three members of the public commented on the sidewalk policy: George Morosani, Check Tessier and Jerome Jones.

#### **Grove Arcade Public/Private Partnership**

(Please see attached documents.)

Bob Oast, City Attorney, began the presentation with background information on the Grove Arcade Public/Private Partnership. Ben Durant, COO for the City, then presented the financial component, and Scott Hughes, Treasurer of the Grove Arcade Foundation, walked the group through a powerpoint presentation identifying the Foundation's role in revitalizing the Grove Arcade.

The Committee was in support of efforts by both the City and the Foundation to identify options for restructuring the Foundation's debt so as to provide long term solutions for the Foundation to fulfill its debt to both the City and to Progress Energy.

### **Riverfront Redevelopment**

Stephanie Monson, Urban Planner with the Office of Economic Development, gave the report. Ms. Monson distributed to the Committee a draft of the structure for an Asheville Riverfront Redevelopment Commission (see attached). Internal city staff meetings continue on a bi-weekly basis, and staff continues to seek public comment.

Discussion centered on support for property owners representation on the commission. The Committee endorsed adding two members to the Riverfront Redevelopment Commission, with membership of the commission therefore totaling 13. Six of those appointments would be made by Council, with two spots reserved for property owners.

### **4. Presentations and Public Comment**

There were no presentations or public comment.

The meeting was adjourned at 5:40 p.m.